

Parking Text Amendment Summary (5-TA-2020)

Below is a summary of the proposed ordinance changes that are included in the 3/5/2021 5-TA-2020 Parking Text Amendment Legislative Draft. The page numbers shown in bold will direct you to the page of the draft document that includes the proposed ordinance modifications.

Please see the Parking Text Amendment Legislative Draft for the text in its entirety.

Article IX. – Parking and Loading Requirements.

Hotel parking (Travel Accommodations): (pg. 13-14, 25)

- Lowered the base (per room) requirement, closer in-line with industry trends. New base rate of 1.0 per room, plus restaurant and conference, and other associated commercial space.
- Clarified the requirements for restaurant and conference, and other associated commercial space.
- Added performance requirement for Parking Master Plans requesting a reduction for Travel Accommodation uses:
 - a) Parking Master Plan now required to specifically address employee parking, including employees associated with conference and meeting facilities, or similar facilities, and/or additional commercial uses. Required employee parking must be provided on-site.

Multifamily residential (outside downtown area): (pg. 7)

- No change to base requirement. Added guest parking requirement of 1 space per each 8 units (new – currently no requirement for guest parking).

Multifamily residential (downtown area): (pg. 15)

- Modified the requirements in the Downtown area:
 - a) 1.25 parking space per studio unit (current rate 1.0)
 - b) 1.3 spaces per one-bedroom unit (current rate 1.0)
 - c) 1.7 spaces per two-bedroom units or larger (current rate 2.0)
 - d) 1.9 for 3 or more bedroom (current rate 2.0)
 - e) Added guest parking requirement of 1 space per each 8 units (new – currently no requirement for guest parking)

Office: (pg. 10, 16)

- No change for general office - 1 space per 300 square feet of gross floor area (current rate)
- Added new category for Call Center type offices (Telemarketing bureaus and other contact centers):
 - a) New requirement: 1 space per 200 square feet of gross floor area (5 per 1000 SF)

Downtown Overlay Waiver: (pg. 26-28)

- Reduced the parking waiver allowed for commercial floor area in Downtown Overlay to 500 SF (currently a waiver for 2000 SF is allowed.)
- Reduced the parking waiver allowed for dwelling units in the Downtown Overlay to 1 unit (currently a waiver for 4 units in allowed.)
- Removed language referring to cumulative application of the parking waiver from multiple lots that were combined.

In-Lieu Parking: (pg. 40)

- Eliminated the allowance for new permanent in-lieu parking credits.
- With proposed changes, the only option will be leased spaces. When a business stops paying for the leases spaces the credit will go away.

Article VII. General Provisions. Section 7.1200.

Special Public Improvements: (related to bonus development standards) (pg. 43)

- Modified the bonus allowed for providing public parking underground/above ground in Planned Block Developments to provide more credit for above ground and incentivize underground structures. Added design requirements for above ground structures. This is currently allowed and is applicable only to developments that are building public parking as a public benefit with their development.